

Inventory No. B-4319

1. Name of Property

(indicate preferred name)

historic 20 North Howard Street (preferred)

other

2. Location

street and number 20 North Howard Street

city, town	Baltimore	_____ vicinity
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county Baltimore City

3. Owner of Property

(give names and mailing addresses of all owners)

name	Baltimore Development Corporation
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street and number 36 South Charles Street, Suite 1600

telephone (410) 837-9305

city, town Baltimore

state MD

zip code 21201

4. Location of Legal Description

courthouse, registry of deeds, etc.	Baltimore City Courthouse	liber	FMC 999	folio 88
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city, town	Baltimore	tax map	4	tax parcel	10-632-3	tax ID number	same as parcel
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5. Primary Location of Additional Data

- ☒ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: Heritage Preservation Certification Application – Part 1

6. Classification

Category

_____ district
 X building(s)
 _____ structure
 _____ site
 _____ object

Ownership

☒ public
☐ private
☐ both

Current Function

<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape
<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture
<input type="checkbox"/> defense	<input type="checkbox"/> religion
<input type="checkbox"/> domestic	<input type="checkbox"/> social
<input type="checkbox"/> education	<input type="checkbox"/> transportation
<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress
<input type="checkbox"/> government	<input type="checkbox"/> unknown
<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use
<input type="checkbox"/> industry	<input type="checkbox"/> other:

Resource Count

Contributing	Noncontributing
1	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
1	_____ Total

Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No. B-4319

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

20 North Howard Street is a brick, 2-story, corner commercial building that faces east onto North Howard Street and north onto West Fayette Street. According to building permits, the building dates to 1933. The west (rear) elevation of the building faces an alley, while the south elevation adjoins 18 North Howard Street (decertified April 9, 2001). The building includes storefronts at 20 North Howard Street as well as 301, 303, 305, and 305½ West Fayette Street. The first floor storefronts underwent repeated alterations during the late-20th century, however many original details, such as cornices and transoms, are still discernable. The rest of the exterior remains largely intact.

The second floor of the building connects by a doorway to 18 North Howard and has been occupied by the Baltimore Beauty School since 1980. The second floor interior is highly compromised; the plan has been altered to accommodate large classrooms, and all finishes date to the 1980s. The interior of the first floor consists of 5 small retail spaces with wood and tile floors, plaster walls, and pressed-tin ceilings. Most of the finishes are original. The building is in fair condition.

8. Significance

Inventory No. B-4319

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1933	Architect/Builder	unknown
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Construction dates	1933
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Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

20 North Howard Street contributes to the Market Center Historic District (B-1262) because the building's location, design, setting, materials, workmanship, feeling and association add to the district's sense of time, place, and historical development. The building was constructed in 1933 to replace an earlier, 3-story building that had stood on the site since the late-19th century. The first floor storefronts have housed a variety of retail establishments over the years, including People's Liquors (at 20 North Howard since ca. 1935), and Ecuador Hatters (at 301 West Fayette since ca. 1945). The second floor was occupied by N. F. Spector, chiropractor, from 1937 until the mid-1970s. The Baltimore Beauty School heavily remodeled the second floor in 1980.

9. Major Bibliographical References

Inventory No. B-4319

Baltimore City Building Permits
Oral Interviews with former tenants
Sanborn Fire Insurance Maps

10. Geographical Data

Acreage of surveyed property 0.07 acres
Acreage of historical setting 0.07 acres
Quadrangle name Baltimore East, MD

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The boundary for 20 North Howard Street corresponds to the legal boundary of the site, defined as Ward 4, Section 10, Block 0632, Lot 003 in Baltimore City. The boundary includes all of the land historically associated with the building.

11. Form Prepared by

name/title Julie Darsie

organization Betty Bird & Associates

date May-June 2002

street & number 2607 24th Street NW, Suite 3

telephone (202) 588-9033

city or town Washington, D.C.

state N/A

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

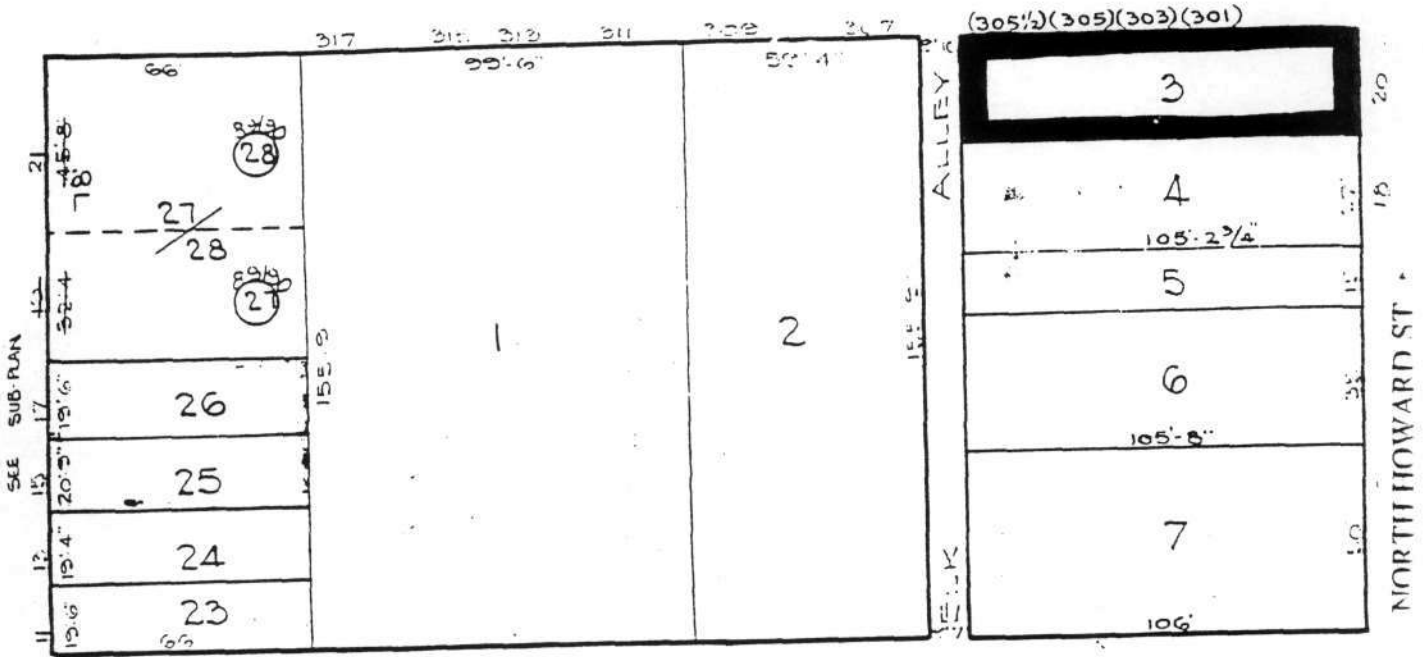
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

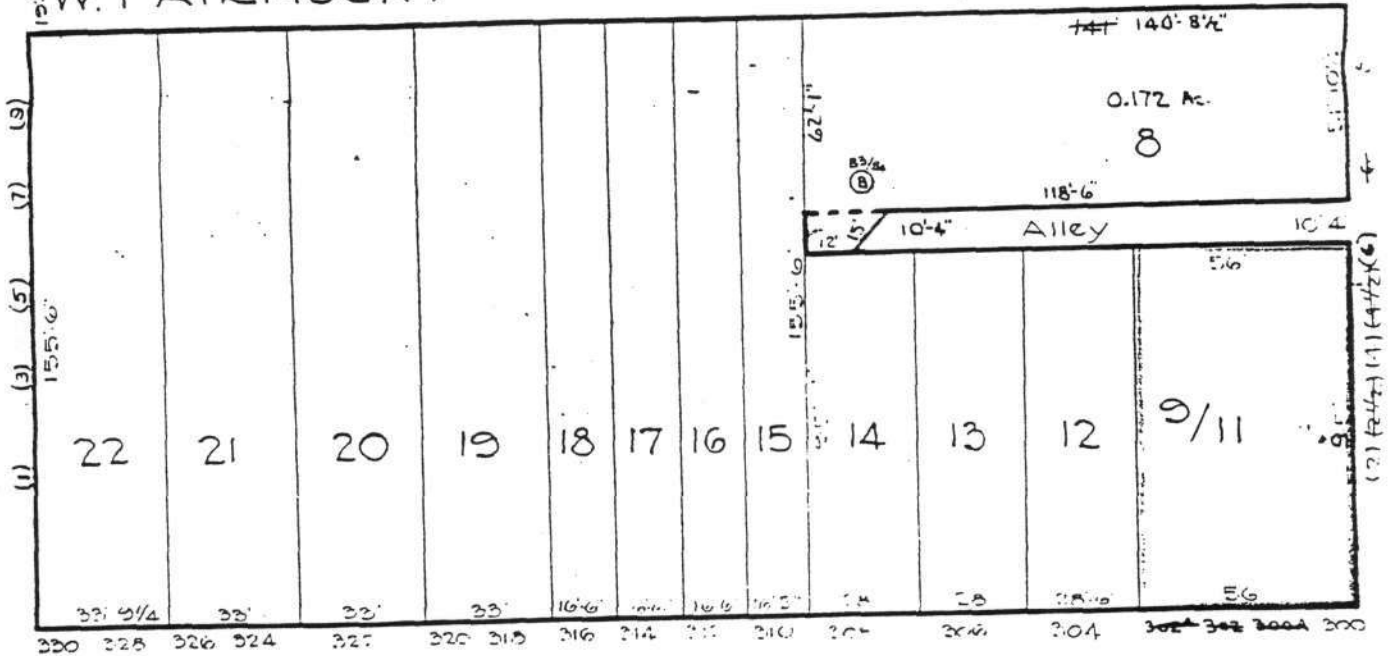
W. FAYETTE

ST.



W. FAIRMOUNT

Ave.



N



W. BALTIMORE

ST.

SITE PLAN

20 North Howard Street

(B-4319)

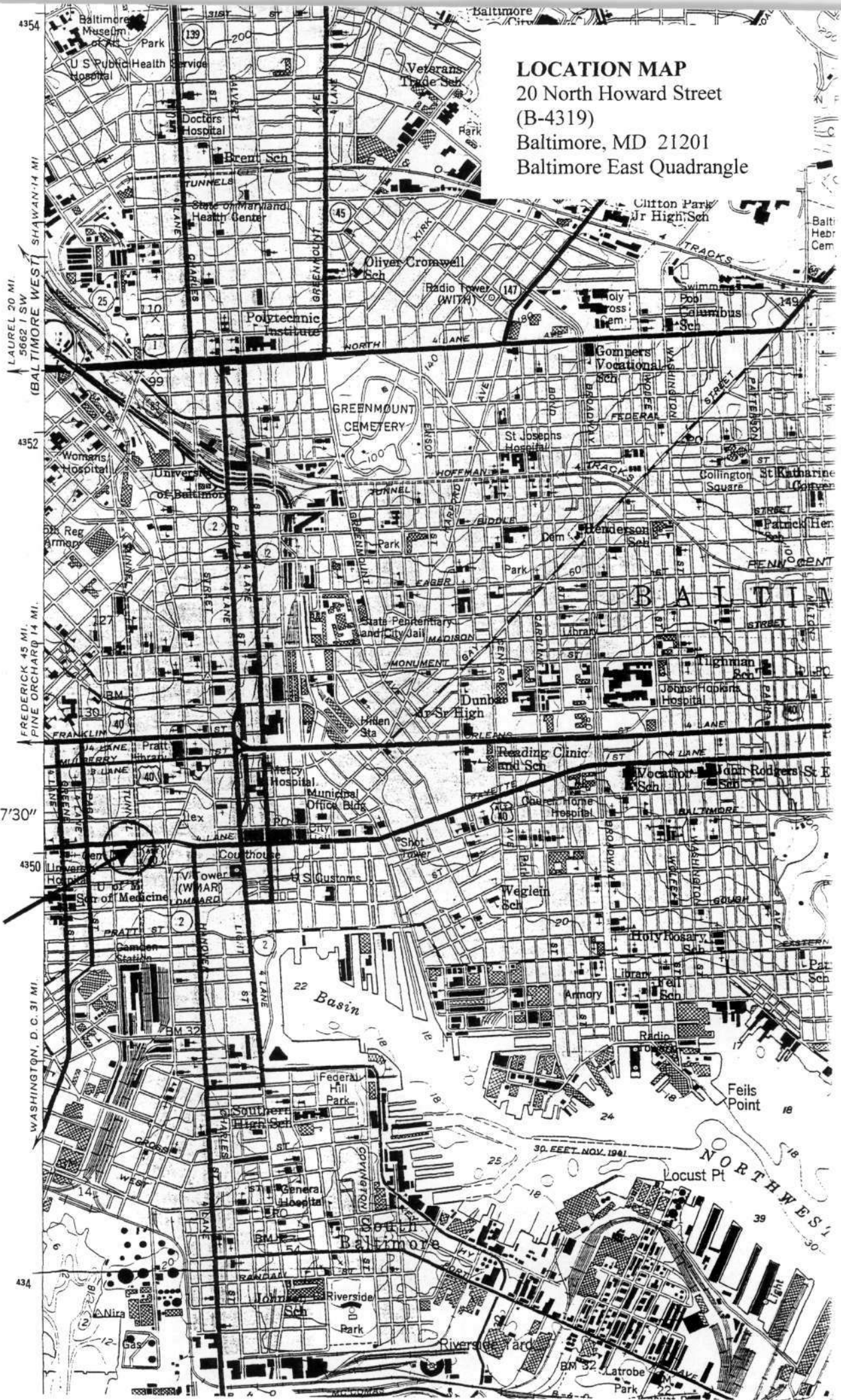
Baltimore, MD 21201

1

LOCATION MAP
20 North Howard Street
(B-4319)
Baltimore, MD 21201
Baltimore East Quadrangle



17°30'





B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoacklander Davis Photography

June 2002

MD SHPO

View SW showing streetscapes along North Howard
and West Fayette streets.

1 of 7



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Heachlander Davis Photography

June 2002

MD SHPO

View SW showing corner of N. Howard and
W. Fayette Streets

2 of 7

DIO of
IGN

SIDEWALK
CLOSED
AHEAD



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoachlander Davis Photography

June 2002

MD SHPO

East Elevation

3 of 7



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoachlander Davis Photography

June 2002

MD SHPO

North Elevation

4 of 7



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoachlander Davis Photography

June 2002

MD SHPO

First floor shop interior along North Howard Street

5 of 7



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoachlander Davis Photography

June 2002

MD SHPO

First floor shop interior along West Fayette Street,

Note top hat tile in floor

6 of 7



B-4319

20 North Howard Street

Baltimore City, Maryland

Judy Davis, Hoacklander Davis Photography

June 2002

MD SHPO

First floor shop interior along West Fayette Street

7 of 7

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4319

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 20-22 N. Howard Street/301-303 W. Fayette Street

and/or common

2. Location

street & number 20-22 N. Howard Street/301-303 W. Fayette Street not for publication

city, town Baltimore vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Aaron and Lillie Strauss Foundation Inc.

street & number 6301 Stevens Forest Road telephone no.:

city, town Columbia state and zip code MD 21045

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse SCL5550

street & number 100 N. Calvert Street, Room 610 515

city, town Baltimore MD state

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. B-4319

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1910, two-part commercial block sits on the SW corner of N. Howard and W. Fayette streets. The two-story brick building is one bay wide (28'4") on N. Howard and six bays wide on W. Fayette (105'4"). The eight store fronts are architecturally unified by the similarity of the first story and the early Art Deco details and rhythmic fenestration of the second story.

The first story of the Fayette Street facade is divided into six store fronts, which are presently reorganized into three stores. #22 Howard Street fills bays one and two. The first bay contains the clipped corner entrance and the second contains a display window and a pair of recessed doors, one to the store to the east and one to the store to the west. #301 Fayette Street fills bays three, four, and five. It consists of two display windows, two recessed entrance doors and a display window. #303 Fayette Street is in bay six. It consists of a recessed entrance and a display window. Each door is glazed with wood surrounds. The plate glass windows originally had transoms, which are now blocked up except in the first and second bays. A bold stringcourse runs across the facade and follows the breaking forward of the display windows and recessing of the entryways.

The second story is divided into six bays. Each bay is divided by brick piers with abstract geometric stone capitals. Each bay contains three adjoining 1/1 sash windows. Each bay's windows share a common brick sill and window surrounds. A geometric band of header and stretcher bricks runs across the top of the window bays, forming a continuous lintel and band over the piers. The clipped corner window is adorned with a low railing.

A parapet wall rises above. The stretcher bond brick is varied by the use of a header course that outlines rectilinear spandrels above the window bays. The cornice is flat, stone coping.

The first story of the Howard Street facade consists of a door in the first bay to the south and the clipped corner entrance to the north. A bold stringcourse runs across the top of the first story. The first entrance is accented by a pair of brackets under the stringcourse.

The second story is similar to that of the Fayette Street facade. The bay contains 3 1/1 sash windows set between the flanking brick piers. The piers have no capitals. The lintel and brick parapet spandrel, however, is the same as on Fayette Street.

8. Significance

Survey No. B-4319

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates circa 1910 Builder/Architect unknown

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The architectural details and massing of this two-story brick building provide a good example of an early Art Deco two-part commercial block. The low horizontal lines of the block are accentuated by its great width and few stories, by the stringcourse that divides the two stories, and by the rhythmic pattern of windows and spandrels on the second story. The first-story shops would have been used for retail and the second story could have been used for offices or possibly light manufacturing.

In massing and details (such as the clipped corner, rectilinear brick work, and the distinct second story set above multiple first-story storefronts with recessed entrances) this commercial block is similar to #227 W. Monument Street found up the street at the corner of N. Howard and Monument streets. These two examples are otherwise unique within the commercial district.

The low height of the building, particularly notable due to the prime location of a downtown street corner, may indicate experimentation with low-density construction in an attempt to minimize the impact of burgeoning automobile congestion.¹

It is also possible that the low height of this commercial building reveals the changing commercial nature of the unit block of N. Howard Street. Unlike the nineteenth century, when the neighborhood was used for combination commercial/light manufacturing businesses, during the twentieth century the manufacturing component began to move elsewhere. This building is a transitional one with only the most limited manufacturing capability and the preponderance of the square footage devoted to retail space. The resulting design of the building fulfilled the limited commercial needs of the occupants and provided the financial return needed on the property.

¹ Longstreth, The Buildings of Main Street, p. 62.

9. Major Bibliographical References

Survey No. B-4319

Richard Longstreth, The Buildings of Main Street: A Guide to American Commercial Architecture (Washington, DC: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title	Diane Shaw		
organization	C.H.A.P., Room 1037	date	August 12, 1991
street & number	417 E. Fayette Street	telephone	(301) 396-4866
city or town	Baltimore	state	MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

B-4319

20-22 N. Howard Street/301-303 W. Fayette Street

Baltimore, MD

Section 7 Description

7.1

The back, west wall faces an alley. The fenestration is unevenly spaced. The first story has two doors to the south of the wall. The second story has a 1/1 sash window slightly off center and a fire escape running down it. There is a smaller 1/1 sash window to the south. The parapet wall rises above the north and south ends.

The interior of the shops have pressed tin ceilings and crown molding. They have been altered with wall boarding to be fitted up for current shop needs.

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Industrial/Urban Dominance, 1870-1930

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

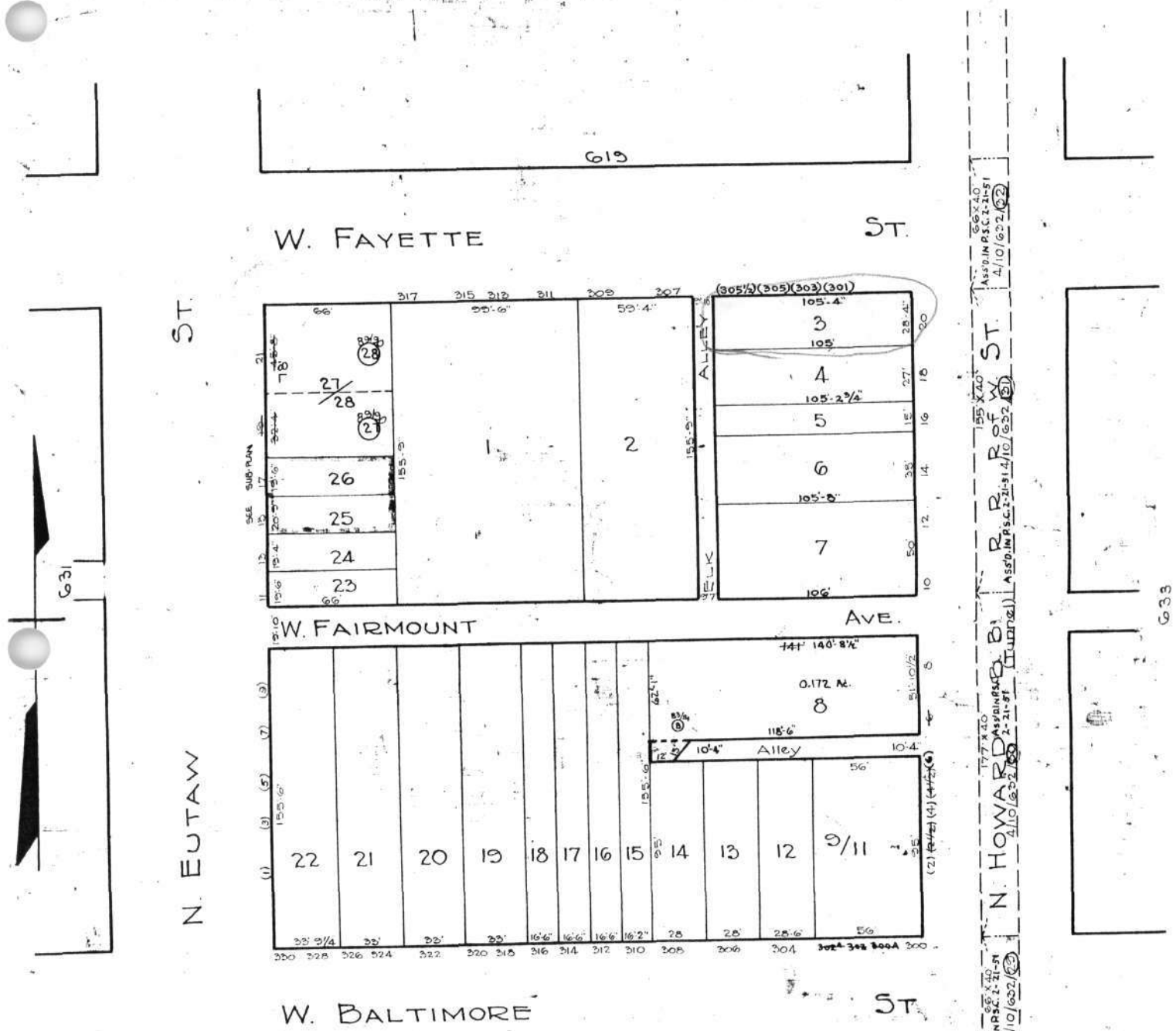
Historic Environment:
Urban

Historic Function and Use:
Commercial

Known Design Source:
None

REVISIONS.
 Lots 29, 30, 31, 32 Ass'd in P.S.C. Per BofA, C.S.H. 5279
 Lot 8 W. N. CHANGED C.S.H. 9280-A
 Lot 7 1/11 W. N. CHANGED PER FIELD C.S.H. 9220-A
 Lot 4 DIM CHANGED PER DEED C.S.H. 84-2
 Lots 25 & 26 CORR. PER DEED C.S.H. 87-044
 Lots 27 & 28 CORR. PER D.O.C.S.H. 80-256

B-4319



MADE BY Moorehead
 ENTERED BY W.M.Lee

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 26-1 OF THE CITY CHARTER.
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 4 SECTION 10
 BLOCK 632



B-4319

20-22 N Howard St / 301-303 W. Fayette St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, NE elevation

1/2

44



B-4319

301-303 W. Fayette St.

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade detail

2/2